

W. Lexington St., Murphy Building  
(Murphy Building)  
(Hochschild-Kohn Annex)  
320-322 W. Lexington St.  
Baltimore  
Maryland

HABS No. MD-77-A

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WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

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HISTORIC AMERICAN BUILDINGS SURVEY

W. LEXINGTON ST., MURPHY BUILDING (Hochschild-Kohn Annex)  
(Murphy Building)

HABS No. MD-77-A

Location: 320-322 West Lexington Street, Baltimore, Md.

Present Owner: City of Baltimore

Present Use: Site under development as subway station

Significance: Excellent example of early 20th C eclectic commercial buildings, with exceptional applied terra-cotta decoration. Designed as a department store and offices, the structure was incorporated into Hochschild-Kohn, one of the city's oldest and largest department store chains. This structure used as corporate offices until acquired by city for redevelopment in 1970's

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: c. 1910 (appears on 1911 atlas)
2. Architect: unknown
3. Original and subsequent Owners: Murphy Department Stores; Hochschild-Kohn, 1927
4. Alterations and additions: Ground floor altered to shop front in 1917; rear additions prior to 1914

B. Historical Events and Persons Connected with structure:  
Offices of Hochschild-Kohn

C. Bibliography:

- a. Primary and unpublished sources: 50th Anniversary publication, Hochschild-Kohn, available at Enoch Pratt Public Library, Maryland Room
- b. Secondary and published sources: Baltimore City Directories; The CBD West, an Architectural Perspective (Baltimore Commission for Historic and Architectural Preservation, 1976)

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January, 1981

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement:

1. Architectural Character: Eclectic early 20th C commercial structure, with exceptional terra-cotta applied decoration. Thrust arch polygonal bay front facade with elaborate rustication, wrought iron railings at recessed bay, exceptional roof cornice
2. Demolished 1980

### B. Description of Exterior

1. Over-all dimensions: 35' v 160', including rear additions
2. Foundations: Brick
3. Wall construction, finish and color: Rear wall and side party walls are common red brick, front facade glazed brown to buff brick and cast terra-cotta
4. Structural system, framing: heavy timber with brick piers at basement level
5. Porches, stoops, balconies, bulkheads: Balcony at fifth level, inset at bay unit, enclosed with wrought iron rail
6. Chimneys: None
7. Openings:
  - a. Doorways and doors: Entrance in left (west) bay at ground level, in c.1927 storefront
  - b. Windows are pivoting casements in bay unit with tilting transoms above. Casements in fifth floor recessed area and at top floor.
8. Roof:
  - a. Shape and Covering: Shed, sloping to rear (north) covered with later tar and gravel
  - b. Cornice, eaves: Exceptional heavy bracketed overhanging cornice
  - c. Dormers, cupolas, towers: None

### C. Interior:

1. Floor plans: All floors were initially open as retail and storage space. Partitioned as offices on fourth and fifth floors after 1927. Nothing of significance remains
2. Stairways: Enclosed fire stair along west side wall

3. Flooring: Wood, most of which is covered with carpet or asphalt tile
4. Wall and ceiling finish: Plaster, with later plywood paneling in office areas--poor condition
5. Openings:
  - a. Doorways and doors: Original doors removed and replaced with modern doors and casings, c.1940
  - b. Windows: 1/1 double hung sash in side and rear walls, with molded casings, c.1910. Front facade describe above
6. Decorative features and trim: Nothing of significance
7. Hardware: Nothing of significance
8. Mechanical equipment:

Heating, air conditioning, ventilation: Supplied from central plant, steam in radiators and later fin units

  - b. Lighting: Modern florescent
  - c. Plumbing: Modern

D. Site:

1. General Setting and orientation: Located mid block, facing south and visually dominating streetscape of c 1890-1915 commercial structures, with one mid-19th C structure to east.
2. Historic landscape design: None
3. Outbuildings: None

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